

## **CLINTON CITY COUNCIL MEETING MINUTES**

**Date:** August 25, 2026

**Time:** 7:00 PM

**Location:** 2267 N 1500 W, Clinton, UT 84015



**Mayor:** Marie Dougherty

**City Council:** Spencer Arave, Jennifer Christensen, Chris Danson, Adam Larsen and Dane Searle.

**Staff:** City Manager Trevor Cahoon, Police Chief Shawn Stoker, Fire Chief Jason Poulsen, Public Works Director David Williams, Assistant Public Works Director Cory Waters, Parks and Recreation Director Brooke Mitchell, Finance Director Cory Christensen, Sr Planner Keaton Jones, Treasurer Steve Hubbard, Deputy Recorder Amy Durrans, and Recorder Lisa Titensor

**Attendees:** Dereck Bauer, Kevin & Cheri Howell, Michelle Hicks, Koshell Burnham, Mischelle Robinson, Tara Thurgood, Kraig Butt, Paul Martz, Brad Thurgood, Daniel Martinez, Chad Stratford, Scott Thompson, Walter, Mark & Danene Price, Dennis Kendrick, Robert Wild

### **CALL TO ORDER**

Mayor Dougherty called the meeting to order at 7:00 p.m.

The Pledge of Allegiance was performed by all those in attendance.

Councilmember Spencer Arave offered the invocation.

### **ROLL CALL**

Mayor Dougherty, Councilmembers Arave, Christensen, Danson, Larsen and Searle were all present.

### **PUBLIC INPUT**

There was no public comment.

### **BUSINESS ITEMS**

#### **PRESENTATION BY DAVIS COUNTY ANIMAL CARE**

Michelle Hicks, Davis County Animal Care Director, reviewed services provided to Clinton City, including pet adoption and owner surrenders, field enforcement, volunteer and foster programs, the community cat program, emergency animal sheltering, a donation-supported pet food pantry, and lost-and-found resources. She reported that Clinton represents approximately 6% of Davis County's population and 6.3% of county animal-care field calls, indicating service use is generally proportional to population.

Ms. Hicks noted that Clinton had only 118 licensed dogs and cats and encouraged the City to collaborate with the County to improve pet licensing. She also reviewed park signage concerns, including limited leash signage at Powerline Park, vandalized signs at West Clinton Park, and missing leash/waste-station signage on the east side of the Clinton City Recreation area. She recommended that the City's park webpage clearly state the applicable dog rules, including that dogs remain leashed and on designated walking trails.

Ms. Hicks invited the City to partner with Animal Care at community events and described the Sniff-about's day-out and Weekend Wags short-term foster programs. She reported that 25 Clinton residents contributed more than 300 volunteer hours in 2025, not including foster and short-term outing programs.

Mayor Dougherty thanked Ms. Hicks and stated the presentation was helpful, particularly the information about short-term outing and foster programs. The Mayor also asked whether the employee “snuggle time” program could be offered to private businesses, and Ms. Hicks confirmed it could. Mayor Dougherty further asked Ms. Hicks to clarify the County’s role regarding nuisance wildlife.

Ms. Hicks explained that Animal Care focuses on companion animals and generally does not remove healthy wildlife such as raccoons; residents may need to address attractants or contact a private pest-control provider.

### **PUBLIC HEARING - ORDINANCES 26-06, 26-07 & 26-01Z - PROPOSED WEST CLINTON ANNEXATION, DRAFT AGREEMENT AND ANNEXATION AREA ZONING MAP**

Mayor Dougherty introduced the proposed annexation of the remaining unincorporated area west of Cranefield and explained that the proposed boundaries had been coordinated with West Point City through the annexation process. The proposed annexation encompasses approximately 155.136 acres generally located near 2425 North and 4500 West. She addressed questions from residents who had asked whether individual properties could remain unincorporated. The Mayor stated that she had reviewed the annexation statutes for that possibility and concluded that, while limited exceptions may exist for islands or peninsulas when a county and municipality agree, she did not believe those circumstances applied here. She emphasized that the City Council retained the authority to approve or deny the annexation petition as a whole.

Mayor Dougherty explained that the proposed agreement was intentionally structured to protect existing residents and rural property rights. Most of the annexation area would receive A-1 agricultural zoning, the City’s closest zoning designation to the area’s existing rural character. She stated that lawful existing uses would generally receive nonconforming-use protections, while the agreement would also allow participating property owners to document special agricultural, rural heritage, or other lawful uses that may not fit neatly within City code. She emphasized that the City was not seeking to disrupt existing rural lifestyles and encouraged residents with unique circumstances to contact staff so those uses could be evaluated and protected where appropriate.

City Manager Trevor Cahoon reviewed the draft West Clinton Annexation and Land Use Conditions Agreement. He explained that the agreement establishes initial zoning, protects lawful existing agricultural and rural uses, preserves certain documented rural heritage displays, and clarifies that annexation alone does not require immediate sewer, roads, sidewalks, streetlights, secondary water, or other urban improvements. Future development would be responsible for infrastructure needed to serve that development. He also explained that the agreement does not create vested development rights and that future development applications remain subject to normal City review.

Mr. Cahoon reviewed the two proposed zoning exceptions: R-1-10 zoning for the Lone Pine property and R-M zoning for a portion of the Nilson Homes property. He and Mayor Dougherty emphasized that the R-M designation on the Nilson property would be contractually limited to detached single-family homes, with setbacks intended to preserve a more suburban/rural appearance rather than attached multifamily development.

Mayor Dougherty asked staff to address secondary water and water-share requirements. Mr. Cahoon explained that existing residents would not automatically be required to purchase secondary water shares merely because of annexation; if future development occurs, the developer would be responsible for providing the necessary water shares and infrastructure. Mayor Dougherty noted that requiring an existing individual homeowner to suddenly purchase expensive water shares would be burdensome and stated that the agreement was intended to avoid that result. Mr. Cahoon also recommended that the Council adopt a separate resolution addressing utility charges during the transition; he noted that Hooper Water billing would initially continue

and that garbage service would transition from West Point City to Clinton City.

Mayor Dougherty opened the public hearing at 7:44 p.m. and explained that comments would be taken without interruption and addressed after the hearing.

Kraig Butt, an unincorporated Davis County property owner, asked the City to more clearly explain when a property owner should join the annexation agreement and the process for doing so. He stated that the A-1 zoning appeared to be the best available City zoning for the area and that the process had progressed well.

Kevin Howell, a Plain City resident who owns property west of Cranefield, asked whether hunting and shooting currently occurring on his property could continue after annexation. He also commented on discussions regarding sewer service and asked about future plans for the area.

Robert Wild, who lives on 4500 West, asked about the additional roadway connection planned from the Nilson Homes development to 4500 West and expressed concern about the traffic impact on the road.

With no further public comment, Mayor Dougherty closed the public hearing at 7:49 p.m.

Mr. Cahoon clarified that joining the agreement is most important for property owners whose current lawful uses exceed or differ from what Clinton's A-1 zoning would otherwise allow.

Councilmember Larsen summarized that the City's objective is to allow residents to continue lawful existing uses and encouraged property owners to contact staff whenever they are unsure whether a current use is fully covered by A-1 zoning.

Mayor Dougherty added that the agreement may also provide property-specific protections for unique rural or heritage conditions that are not expressly addressed in existing code. She specifically noted concerns about animals, agricultural machinery, and rural heritage displays. The Mayor also observed that the A-1 code does not expressly reference goats and stated that the City may need to correct that omission, so the code better reflects intended agricultural uses.

The Council and staff discussed the Nilson Homes roadway and traffic on 4500 West. Mayor Dougherty acknowledged the difficulty of balancing engineering standards with the lived experience of residents who are affected by growth. She stated that engineering analysis indicates the road can technically accommodate the projected traffic, while recognizing that existing residents may still experience substantial change and congestion. She explained that the Council has sought to mitigate impacts through zoning and by requiring single-family housing along the roadway where possible.

Mayor Dougherty reviewed the proposed Nilson Homes concept and emphasized that the R-M area would contain detached single-family homes on a shallow strip of property, with setbacks intended to provide adequate space. She expressed empathy for residents experiencing development-related changes and stated that the Council is trying to preserve the rural character of the area while also respecting private property rights and lawful development rights.

The Council also discussed Mr. Howell's question regarding shooting and hunting. Mayor Dougherty noted that Clinton City Code generally prohibits shooting within City boundaries, while state law contains distance requirements from structures. She suggested that, because the western area remains rural, the City should further review whether a broader code provision for rural areas would be more appropriate than placing a shooting provision in the annexation agreement. Mr. Cahoon agreed to discuss the issue with the Police Chief and evaluate possible options.

No formal action was taken on the annexation ordinances or agreement at this meeting; staff indicated the matter would return to the Council for consideration at a subsequent meeting.

## **PUBLIC HEARING - ORDINANCE 26-02Z - PROPOSED AMENDMENTS TO THE ACCESSORY DWELLING UNIT (ADU) STANDARDS**

Senior Planner Keaton Jones reviewed proposed amendments to Chapter 28-3-27 governing accessory dwelling units. He explained that, after processing internal, attached, and detached ADU applications under the existing ordinance, staff identified several areas requiring clarification. The amendments include a preliminary site-plan review before the building-permit stage, clarification of foundation requirements for detached ADUs and tiny homes, a definition of recreational vehicle, updated parking provisions, and adjustments to align with current state law. Mr. Jones stated that the Planning Commission had reviewed the amendments several times and recommended approval.

Mayor Dougherty clarified that the prior ordinance also did not allow a tiny home on wheels to be used as an ADU without a permanent foundation, but the language had not been clear to residents. She stated that the proposed amendment made the restriction much easier to understand.

Councilmember Christensen asked for clarification regarding the 25% rear-yard coverage standard.

Mr. Jones explained that patios, driveways, sport courts, structures, and other impervious surfaces would now all count toward the 25% rear-yard maximum, rather than allowing an ADU to occupy up to 25% in addition to those other impervious surfaces.

Councilmember Larsen noted that the change would help reduce stormwater runoff impacts.

Mayor Dougherty stated that she had raised the same concern during her review because the Council previously wanted to avoid unnecessarily restricting ADU size. She explained that staff had advised her that setbacks and the separate limitation tying ADU size to the primary dwelling are generally more restrictive than the 25% impervious-surface standard, making the proposed change less likely to prevent otherwise feasible ADUs.

City Manager Cahoon added that limiting impervious area helps keep stormwater on the property and supports the assumptions used in the City's storm-drain calculations.

Councilmember Larsen asked how the ordinance would apply to tiny homes or manufactured units transported on wheels.

Mr. Jones and Mr. Cahoon explained that a unit may be transported to a site but must ultimately be permanently affixed to an approved foundation and comply with applicable building-code standards to qualify as a dwelling.

Mayor Dougherty noted that the City has previously encountered prefabricated units purchased without prior City review that lacked adequate certifications or construction standards. She emphasized that properly manufactured homes can be used when they meet the required building standards and are placed on an approved foundation.

Mayor Dougherty opened the public hearing at 8:34 p.m.

Koshell Burnham stated that she was in the final stages of constructing an ADU and complimented City staff for their assistance throughout the process. She expressed strong support for ADUs as an affordable housing

option and said she had shared her experience publicly and would be speaking at an upcoming Utah housing conference.

With no additional public comment, Mayor Dougherty closed the public hearing at approximately 8:35 p.m.

**MOTION: Councilmember Larsen moved to suspend the Council's normal practice of not voting on an item the same evening as its public hearing and allow a vote on the ADU amendments. Councilmember Christensen seconded the motion. The motion carried unanimously by voice vote.**

**MOTION: Councilmember Larsen moved to adopt Ordinance 26-02Z, proposed amendments to the Accessory Dwelling Unit standards. Councilmember Searle seconded the motion.**

**Councilmember Christensen stated that she supported moving forward because substantial work and due diligence had occurred through multiple reviews and iterations. Councilmember Larsen encouraged Ms. Burnham to identify Clinton City when discussing her ADU experience so others would know the City is working to support housing affordability.**

**Voting by roll call was unanimous in favor. Ordinance 26-02Z was adopted.**

Mayor Dougherty thanked Mr. Jones for his work and care on the issue and thanked the Planning Commission for its recommendation.

### **CONSENT ITEMS**

1. Declaration of Surplus Vehicle - 1997 Case 4230 Tractor
2. Approval of Minutes: August 11, 2026, City Council Work Session and City Council Meeting
3. Approval of Accounts Payable: None

**MOTION: Councilmember Searle moved to approve the consent items. Councilmember Arave seconded the motion. The motion carried unanimously by voice vote.**

### **OTHER BUSINESS**

### **DEPARTMENT HEAD REPORTS**

Fire Chief Jason Poulsen announced a memorial recognizing the 25th anniversary of September 11, 2001. The event will be held at 7:00 p.m. on September 11 in front of the Fire and Police Station. Three of the four local schools are expected to participate, including student musical performances. Councilmember Christensen asked whether the memorial walk into the bay would be included again; Chief Poulsen stated that Captain Smith is coordinating the program and he would confirm with her.

### **CITY MANAGER REPORT**

City Manager Cahoon reported that all current full-time vacancies had been filled. He announced that Treasurer Steve Hubbard's final day before retirement will be September 11, 2026, and that a recognition announcement will be distributed. He stated that Jen Lucero has begun working with Mr. Hubbard to transition responsibilities and noted that she holds a master's degree in accountancy and serves as the City's Senior Accountant. Mr. Cahoon also reported that Finance was finalizing the July month-end and was essentially caught up on monthly closings. He thanked the Council for supporting recent staffing transitions and recognized Megan, Gwen and Jamie at the front desk for their assistance with customer communications during the recycling implementation.

## **COUNCIL REPORTS**

**Councilmember Christensen** reported that she participated in interviews for the 2026-27 Youth City Council. She stated that all applicants were accepted and that the Youth Council is beginning its work for the new school year. She also reported that the Planning Commission will not meet in September and that many commissioners plan to attend planning training during the second week of September.

**Councilmember Larsen** reported that the Hill Air Force Base Restoration Advisory Board (RAB) would hold a public education/input meeting in South Weber the following evening regarding a revised groundwater-contamination remediation proposal. He planned to attend and report back to the Council regarding the presentation and public input.

**Councilmember Arave** - Nothing to report.

**Councilmember Searle** reported that the Sewer District made an internal hire for District Manager, selecting Tyler Barfus, a long-time district employee.

**Councilmember Danson** - Nothing to report.

## **MAYOR'S REPORT**

**Mayor Dougherty** stated she had nothing additional to report and thanked the residents who attended, noting that Councilmembers and staff would remain available after adjournment to answer additional annexation questions.

**ADJOURNMENT** - The meeting adjourned at approximately 8:47 p.m.

**Dated this 8<sup>th</sup> day of September 2026**  
**/s/Lisa Titensor, Clinton City Recorder**